141.0	0005	0001.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	791,200 /	791,200
					USE VALUE:	791,200 /	791,200
					ASSESSED:	791,200 /	791,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEJIA OTTO H &
Owner 2:	MEJIA JEAN CHRISTIE
Owner 3:	
Street 1:	2 PINE RIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WHEELER JOHN MC G -
Owner 2:	-
Street 1:	2 PINE RIDGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,100 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1964, having primarily Wood Shingle Exterior and 1952 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5100.000	332,800		458,400	791,200
Total Card	0.117	332,800		458,400	791,200
Total Parcel	0.117	332,800		458,400	791,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.33 | /Parcel: 405.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	90877
GIS Ref	
GIS Ref	
Insp Date	02/06/17

!10915!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0005-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	332,800	0	5,100.	458,400	791,200	791,200	Year End Roll	12/18/2019
2019	101	FV	250,400	0	5,100.	429,800	680,200	680,200	Year End Roll	1/3/2019
2018	101	FV	250,400	0	5,100.	355,300	605,700	605,700	Year End Roll	12/20/2017
2017	101	FV	266,000	400	5,100.	326,600	593,000	593,000	Year End Roll	1/3/2017
2016	101	FV	266,000	400	5,100.	298,000	564,400	564,400	Year End	1/4/2016
2015	101	FV	260,300	400	5,100.	292,200	552,900	552,900	Year End Roll	12/11/2014
2014	101	FV	243,600	400	5,100.	271,600	515,600	515,600	Year End Roll	12/16/2013
2013	101	FV	241,700	400	5,100.	258,400	500,500	500,500		12/13/2012

PRINT

Date	Time
12/11/20	01:09:06

LAST REV

Date	Time
06/21/17	10:38:17
danam	
10915	

USER DEFINED

Prior Id # 1:	90877
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHEELER JOHN MC	61371-392		3/11/2013		665,000	No	No		
PATO JOSEPH N/E	26768-173		10/24/1996		266,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2016	340	Redo Kit	16,750					16x16 deck in rear
4/11/2013	526	Manual	210	C				
12/7/2012	1652	Redo Kit	15,100	C				
2/23/2004	104	Manual	20,000			G6	GR FY06	16X16 UNHTD SUNRM

ACTIVITY INFORMATION

Date	Result	By	Name
2/6/2017	Left Notice	DGM	D Mann
2/6/2017	Permit Visit	DGM	D Mann
2/6/2017	Measured	DGM	D Mann
7/3/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
2/3/2009	Measured	372	PATRIOT
2/10/2005	Permit Visit	BR	B Rossignol
11/16/1999	Meas/Inspect	243	PATRIOT
1/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5100		Sq. Ft.	Site		0	80.	1.12	9									458,400						458,400	

Total AC/HA: 0.11708 | Total SF/SM: 5100 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 458,400 | Spl Credit | Total: 458,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.18790984
Const Adj.:	1.00999999
Adj $ / SQ:	161.972
Other Features:	93000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452158
Depreciation:	119370
Depreciated Total:	332788

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

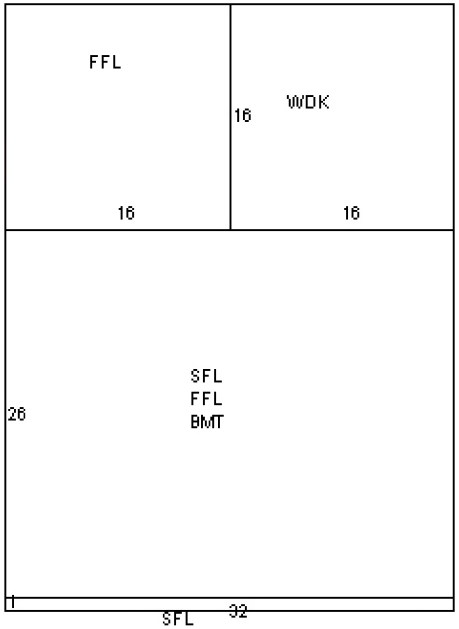
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	161.97
Special Features:	0	Val/Su Net:	109.47
Final Total:	332800	Val/Su SzAd	170.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,088	161.970	176,225
SFL	Second Floor	864	161.970	139,943
BMT	Basement	832	48.590	40,428
WDK	Deck	256	10.010	2,561

Net Sketched Area:	3,040	Total:	359,157

Size Ad	1952	Gross Are	3040	FinArea	1952

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0005-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc